



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, APRIL 24, 2019

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
Prescott Smith, Vice Chair
Kevin Bollinger, Commissioner-Phone
Christian Serena, Commissioner
Ali Fakih, Commissioner
Larry S. Kush, Commissioner

STAFF: Tim Curtis
Joe Padilla
Meredith Tessier
Chris Zimmer
Lorraine Castro

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of April 10, 2019 Regular Meeting Minutes including Study Session.

Commissioner Serena moved to approve the April 10, 2019 Regular Meeting Minutes, including Study Session, seconded by Vice Chair Smith.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Fakih, Commissioner Bollinger, and Commissioner Serena, Commissioner Kush.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

CONSENT AGENDA

2. 3-ZN-2017 (Deer Valley Townhomes)

Request by applicant for a zoning map amendment, for a +/-1-acre site (212-02-010E), from the Planned Convenience Center (PCoC) district, to the Medium Density Residential (R-3) district, to allow for the development of a 9-unit, townhome community, located on the northwest corner of E. Deer Valley Road and N. Miller Road, at 21818 N. Miller Road. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Masuda Yasmin, 602-265-1891 x208.**

3. 16-UP-2018 (The Living Room Gainey Ranch)

Request by applicant for approval of a Conditional Use Permit for live entertainment in a +/- 9670 sqft. restaurant located at 8977 N. Scottsdale Rd suite 500 with Central Business Planned Community District (C-2 PCD) zoning. Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Tony Eden, 480-244-3573.**

Move to make a recommendation to City Council for approval of 3-ZN-2017 and 16-UP-2018 by a vote of 6-0: Motion by Commissioner Kush, per the staff recommended stipulations, finding that the Zoning District Map and amendments are consistent and conform with the adopted General Plan, and after determining that the Conditional Use Permit criteria have been met. 2nd by Commissioner Bollinger.

Request to speak card: James Funk

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Fakih, Commissioner Bollinger, and Commissioner Serena, Commissioner Kush.

REGULAR AGENDA

4. 4-ZN-2018 & 2-II-2018 (The Goldwater)

Request by owner for approve of an Infill Incentive District application and Zoning District Map Amendment from Downtown/Residential Hotel-Type 2, Downtown Overlay (D/RH-2, DO) to Downtown/Downtown Multiple Use - Type 2 Planned Block Development Overlay, Downtown Overlay (D/DMU-2, PBD, DO) zoning including a development plan with amended development standards, for a mixed use development with a building height of 70 feet on a +/-1.19-acre site located at 7000 E. 4th Street. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Robert A. Ballard, 480-203-8661.**

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

5. 5-AB-2018 (The Goldwater Abandonment)

Request by owner to abandon ten feet of right of way located on the north half E. 4th St. and a portion of N. 70th Street for the property located at 7000 E. 4th St., currently zoned Downtown/Residential Hotel-Type 2, Downtown Overlay (D/RH-2, DO) zoning located at 7000 E. 4th Street. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Robert A. Ballard, 480-203-8661.**

- **Items No 4 & 5: Move Cases 4-ZN-2018, 2-II-2018, & 5-AB-2018 from Consent Agenda to Regular Agenda**
- **Move to make a recommendation to City Council for approval of cases 4-ZN-2018, 2-II-2018 & 5-AB-2018 by a vote of 6-0: Motion by Commissioner Kush, per the staff recommended stipulations, after determining that the Planned Block Development Overlay criteria and Infill Incentive Plan Criteria have been met, and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan and the adopted Old Town Character Area Plan, and based upon the finding that the Abandonment is consistent and conforms with the adopted General Plan. 2nd by Commissioner Bollinger.**

Request to speak card: Steve Ontneros

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Fakh, Commissioner Bollinger, and Commissioner Serena, Commissioner Kush.

6. Public Involvement

Possible recommendation to City Council regarding current public involvement practices for zoning and other development related cases. Staff contact person is Tim Curtis, 480-312-2812.

Move to make a recommendation to City Council to review the public outreach process as it relates to Planning and Zoning by a vote of 5-1: Vice Chair Smith dissenting. Motion by Commissioner Serena, 2nd by Commissioner Fakh

Request to speak cards: Dana Close, Susan Bittersmith, Christie Lee Kinchen, Betty Janik

Written card: Cathy Davis

The motion carried unanimously with a vote of five (5) to one (1); by Chair Alessio, Commissioner Fakh, Commissioner Bollinger, and Commissioner Serena, Commissioner Kush with Vice Chair Smith dissenting.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 6:45 p.m.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"